







**NOTES:**

1. THIS PLAT IS NOT FOR RECORDATION AS PER G.S. 47-30 AS AMENDED.
2. ALL CORNERS MONUMENTED AS SHOWN.
3. NO RECOVERABLE NCGS MONUMENT LOCATED WITHIN 2,000 FEET OF SUBJECT PROPERTY.
4. THE LOCATION OF UNDERGROUND UTILITIES SHOWN ON THIS MAP IS APPROXIMATE, BASED ON INFORMATION PROVIDED BY OTHERS OR BY FIELD LOCATION. UTILITY LOCATIONS AS SHOWN HEREON ARE INTENDED FOR PLANNING ONLY. ACTUAL LOCATION, SIZE, OR DEPTH OF LINE SHOULD BE VERIFIED WITH THE INDIVIDUAL UTILITY COMPANY BEFORE CONSTRUCTION.
5. THIS SURVEY WAS PERFORMED WITHOUT BENEFIT OF A TITLE COMMITMENT REPORT. R.B. PHARR & ASSOCIATES, P.A. DOES NOT CLAIM THAT ALL MATTERS OF RECORD WHICH MAY OR MAY NOT AFFECT THE SUBJECT PROPERTY ARE SHOWN HEREON.
6. ELEVATIONS BASED ON NAVD 88. THE SITE IS LOCALIZED AT R.B. PHARR UPTOWN CONTROL "NAIL 23" HAVING AN ELEVATION OF 745.59 FT.
7. BROKEN LINES INDICATE PROPERTY LINES NOT SURVEYED.
8. E. MOREHEAD ST. IS SHOWN AS A "MAJOR THOROUGHFARE" ON THE MECKLENBURG-UNION METROPOLITAN PLANNING ORGANIZATION THOROUGHFARE PLAN OF 2004 AND MAY BE SUBJECT TO A FUTURE RIGHT-OF-WAY OF 40' FROM CENTERLINE.
9. THE OFF-SITE RIGHT-OF-WAY SHOWN HEREON IS FOR ILLUSTRATIVE PURPOSES ONLY. THE UNDERSIGNED CERTIFIES ONLY TO THE RIGHT-OF-WAY SURVEYED, AND DOES NOT CERTIFY TO THE RIGHT OF WAY WIDTH OF ANY ADJACENT PROPERTIES.

**LEGEND:**

- ACU - AIR CONDITIONING UNIT
- BFP - BACK FLOW PREVENTOR
- C&G - CURB & GUTTER
- CB - CATCH BASIN
- CI - CURB INLET
- CMP - CORRUGATED METAL PIPE
- CPP - CORRUGATED PLASTIC PIPE
- CO - CLEAN OUT
- D.B. - DEED BOOK
- DI - DROP INLET
- DIP - DUCTILE IRON PIPE
- ECM - EXISTING CONCRETE MONUMENT
- EP - EXISTING IRON PIPE
- ER - EXISTING IRON ROD
- EMM - EXISTING METAL MONUMENT
- EN - EXISTING NAIL
- EOG - EDGE OF GRAVEL
- EOP - EDGE OF PAVEMENT
- EU - END UNKNOWN
- FC - FIRE CONNECTION
- FH - FIRE HYDRANT
- FV - FIRE VALVE
- GM - GAS METER
- GRND. L. - GROUND LIGHT
- GI - GAS VALVE
- GW - GUY WIRE
- ICI - IRRIGATION CONTROL VALVE
- LAMP - LAMP POST
- LP - LIGHT POLE
- (M) - MEASURED
- MBX - MAILBOX
- M.B. - MAP BOOK
- N.C.G.S. - NORTH CAROLINA GEODETIC SURVEY
- NIR - NEW IRON ROD
- NY - NEW NAIL
- O/HANG - OVERHANG
- P.O.B. - POINT OF BEGINNING
- (P) - PLATED
- PB - POWER BOX
- PIN - PARCEL IDENTIFICATION NUMBER
- PM - POWER METER
- PMH - POWER MANHOLE
- PP - POWER POLE
- PG - PAGE
- PIC - PLASTIC PIPE
- (R) - RECORDED
- R/W - RIGHT-OF-WAY
- RCP - REINFORCED CONCRETE PIPE
- SDMH - STORM DRAIN MANHOLE
- SSMH - SANITARY SEWER MANHOLE
- TB - TELEPHONE BOX
- TER. - TERRACOTTA PIPE
- TMH - TELEPHONE MANHOLE
- TTB - CABLE TV BOX
- WB - WATER BOX
- WM - WATER METER
- WV - WATER VALVE

**LINE LEGEND:**

- PROPERTY LINE
- PROPERTY LINE (NOT SURVEYED)
- RIGHT-OF-WAY
- RIGHT-OF-WAY (NOT SURVEYED)
- EASEMENT
- SETBACK
- CABLE TV LINE
- FIBER OPTIC LINE
- GAS LINE
- POWER LINE
- POWER LINE (UNDERGROUND)
- SANITARY SEWER PIPE
- STORM DRAIN PIPE
- TELEPHONE LINE
- TELEPHONE LINE (UNDERGROUND)
- WATER LINE
- APPROXIMATE ZONING LINE

**UTILITIES:**

- POWER**  
DUKE POWER CO.  
1800-357-3853
- TELEPHONE**  
BELL SOUTH TELECOMMUNICATIONS  
(704) 357-6974 NEW CONNECTIONS  
(704) 357-9580 EXISTING SERVICES
- WATER & SEWER**  
CHAR.-MECK. UTILITY DEPT. (CMUD)  
(704) 399-2221
- GAS**  
PIEDMONT NATURAL GAS CO.  
(704) 525-5585 NEW CONNECTIONS  
(704) 525-5585 EXISTING CONNECTIONS
- CABLE TELEVISION**  
1-800-452-4949



**ZONING:**

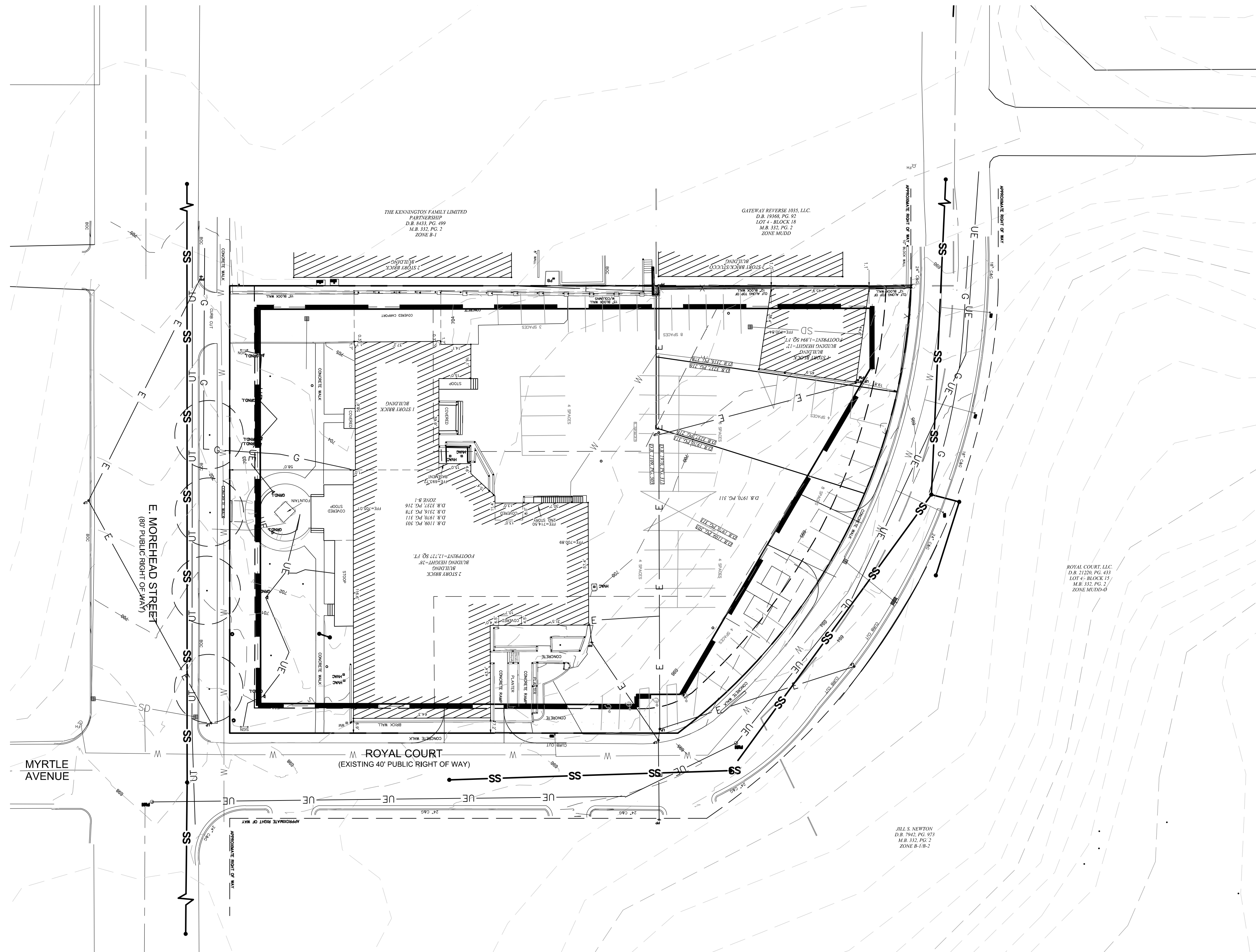
ZONING RESTRICTIONS AS PER ZONING ORDINANCE:  
SUBJECT PROPERTY ZONED: B-1B-2

MINIMUM SETBACK: 20'  
MINIMUM SIDE YARD: 0' FOR NONRESIDENTIAL BUILDINGS  
MINIMUM REAR YARD: 20'  
MAXIMUM BUILDING HEIGHT: 40'

FOR FURTHER INFORMATION CONTACT THE CHARLOTTE-MECKLENBURG ZONING DEPARTMENT AT 704-336-3569.

**PARKING:**

REGULAR PARKING SPACES = 51  
HANDICAPPED PARKING SPACES = 4  
TOTAL PARKING SPACES = 55



**FLOOD CERTIFICATION**  
THIS IS TO CERTIFY THAT THE SUBJECT PROPERTY FLOOD LOCATED IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON MAPS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FEDERAL INSURANCE ADMINISTRATION, DATED DATE. COMMUNITY PANEL NO: COMMUNITY-PANEL. THIS IS TO CERTIFY THAT ON THE DAY DAY OF MONTH 20 04 AN ACTUAL SURVEY WAS MADE UNDER MY SUPERVISION OF THE PROPERTY SHOWN ON THIS PLAT, AND THAT THE BOUNDARY LINES AND THE IMPROVEMENTS, IF ANY, ARE AS SHOWN HEREON. THIS PLAT MEETS THE MINIMUM STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA, BOARD RULE 1600-21 N.C.A.C. 50 AND THE RATIO OF PRECISION DOES NOT EXCEED AN ERROR OF CLOSURE OF ONE (1) FOOT PER 10,000 FEET OF PERIMETER SURVEYED NOR 20 SECONDS TIMES THE SQUARE ROOT OF THE NUMBER OF ANGLES TURNED.  
SIGNED

Legal Description  
716 Royal Court, 720 Royal Court, & 727 E. Morehead Street

That certain parcel of land, situated, lying and being in the City of Charlotte, Mecklenburg County, North Carolina and being more particularly described as follows:

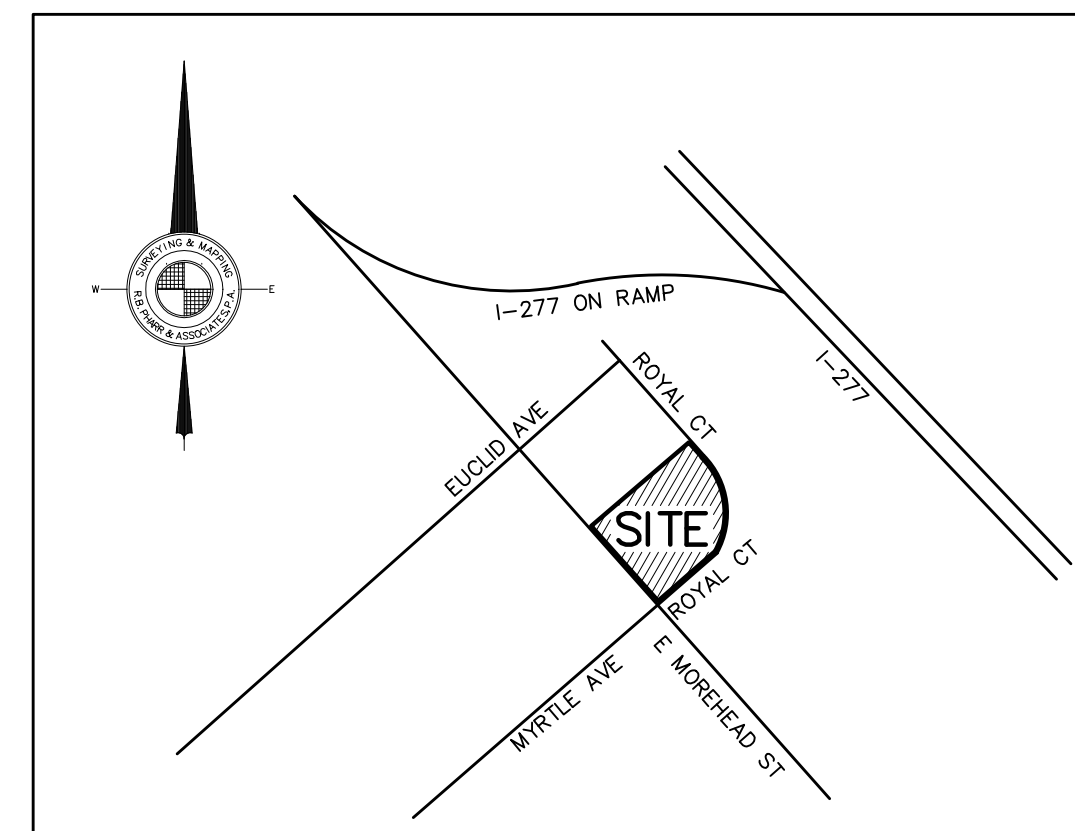
COMMENCING at R.B. Pharr Uptown Control "Nail 23" having ground coordinates of N541.45487 ft. E. 1,447,356.79 ft; thence S 29°24'55" E a horizontal ground distance of 3,131.12 feet to a new iron rod said point being located on the western right of way of Royal Court (40' Public RW); which is the POINT OF BEGINNING; having ground coordinates of N538.70824 ft. E. 4,489,905.41 ft, said point also being located at the southeast corner of Lot 4 - Block 18 of The Royal Land & Investment Company Subdivision as described in Map Book 332, Page 2 of the Mecklenburg County Registry; thence with the right of way of Royal Court the following courses and distances: 1) with the arc of a circular curve turning to the right with a radius of 276.11 feet, and an arc length of 50.35 feet, (chord S 28°36'06" E a distance of 50.28 feet); to an existing iron pipe 3) with the arc of a circular curve turning to the right with a radius of 276.11 feet, and an arc length of 144.15, (chord S 01°57'17" W a distance of 142.52 feet); to a new nail 4) S 54°03'08" W a distance of 210.19 feet to a new iron rod said point being located on the eastern right of way of E. Morehead Street (80' Public RW); thence with the right of way of E. Morehead Street N 35°56'52" W a distance of 209.88 feet to an existing iron rod said point being located at the southwest corner of the Kennington Family Limited Partnership Property as described in Deed Book 8433, Page 499 of the Mecklenburg County Registry; thence with the aforesaid Kennington Family Limited Partnership Property N 54°03'08" E crossing a new iron rod at a distance of 200.00 feet for a total distance of 319.40 feet to the POINT OF BEGINNING; Containing 59.816 square feet or 1.3732 acres as shown on a survey by R.B. Pharr and Associates P.A., dated November 9, 2007, (Map File VV-3561), (job No. 72175).

**ALTA CERTIFICATION:**

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE (i) IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSP LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSP'S IN 2005, AND (ii) INCLUDES ITEMS 1, 2, 3, 4, 5, 6, 7(a), 7(b)(1), 7(c), 8, 9, 10, 11(a), 11(b), 13, 16, 17 AND 18 OF TABLE A THEREOF. PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA AND NSP'S AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, (iii) UNDERSIGNED FURTHER CERTIFIES THAT IN MY PROFESSIONAL OPINION, AS A LAND SURVEYOR REGISTERED IN THE STATE OF NORTH CAROLINA, THE RELATIVE POSITIONAL ACCURACY OF THE SURVEY DOES NOT EXCEED THAT WHICH IS SPECIFIED THEREIN.

JUSTIN F. CLONINGER DATE  
PROFESSIONAL LAND SURVEYOR

TOTAL AREA=60,401 SQ. FT. OR 1.39 ACRES



VICINITY MAP  
NOT TO SCALE

REZONING PETITION # 2020-032

REVISIONS	
CREW:	DRAWN:
CREW:	DRAWN:
REVISED:	REV:
REVISED:	REV:
SCALE:	SCALE:
SCALE:	SCALE:
DATE:	DATE:
DATE:	DATE:
FILE NO. W-:	FILE NO. W-:
JOB NO. JOB-NO	JOB NO. JOB-NO

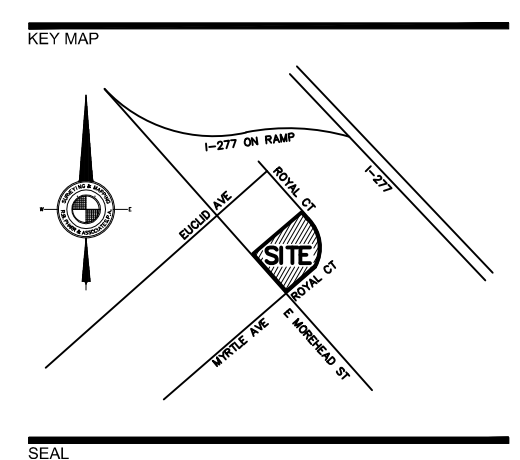
716 & 720 ROYAL CT and  
727 E. MOREHEAD ST.  
CITY OF CHARLOTTE, MECKLENBURG COUNTY,  
NORTH CAROLINA  
DEED REFERENCE: 1109-505, 1970-311,  
2316-378, 3104-86, & 3237-216  
TAX PARCEL #: 125-174-05, 06, 07

**R.B. PHARR & ASSOCIATES, P.A.**  
SURVEYING & MAPPING  
420 HAWTHORNE LANE CHARLOTTE, N.C. 28204 TEL. (704) 376-2186

223 NORTH GRAHAM STREET  
CHARLOTTE, NC 28202  
704.333.0325  
WWW.LANDDESIGN.COM



Beecham/Bunce+Manley  
architecture pllc  
attention letter  
suite 109  
5108 south boulevard  
charlotte, north carolina  
28253  
vc: 7043341716  
fx: 7043348571



KEY MAP

PROJECT

**727 EAST MOREHEAD  
REZONING - SITE PLAN  
AMENDMENT**

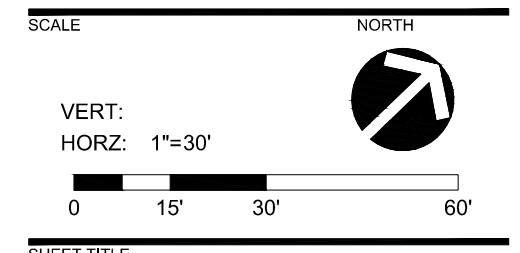
**BRIDGEWOOD HOUSTON  
PROPERTY COMPANY, LP**  
6363 WOODWAY DR., SUITE 870  
HOUSTON, TEXAS 77057

LANDDESIGN PROJ.# 1019444

**REVISION / ISSUANCE**

NO.	DESCRIPTION	DATE
1	REVISIONS PER STAFF COMMENTS	04-13-2020

DESIGNED BY:  
DRAWN BY:  
CHECKED BY:



EXISTING CONDITIONS

SHEET NUMBER